083.0	0007	0013.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	783,800 /	783,800
					USE VALUE:	783,800 /	783,800
					ASSESSED:	783,800 /	783,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
63		PARK AVE EXT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BROTHERS MARGARET A ETAL
Owner 2:	TRS/ MARGARET A BROTHERS 2018
Owner 3:	REVOCABLE TRUST
Street 1:	97 SUNSET RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MCCLUSKEY KEITH -
Owner 2:	BROTHERS MARGARET -
Street 1:	97 SUNSET RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,166 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1913, having primarily Vinyl Exterior and 1620 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	9166.000	297,300		486,500	783,800
Total Card	0.210	297,300		486,500	783,800
Total Parcel	0.210	297,300		486,500	783,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 483.83 | /Parcel: 483.8

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	52356
GIS Ref	
GIS Ref	
Insp Date	08/13/18

!6804!

PREVIOUS ASSESSMENT

Parcel ID: 083.0-0007-0013.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	297,400	0	10,889.	522,700	820,100	820,100	Year End Roll	12/18/2019
2019	104	FV	244,300	0	10,889.	515,200	759,500	759,500	Year End Roll	1/3/2019
2018	104	FV	244,300	0	10,889.	395,700	640,000	640,000	Year End Roll	12/20/2017
2017	104	FV	230,000	0	10,889.	373,300	603,300	603,300	Year End Roll	1/3/2017
2016	104	FV	230,000	0	10,889.	343,500	573,500	573,500	Year End	1/4/2016
2015	104	FV	194,000	0	10,889.	321,100	515,100	515,100	Year End Roll	12/11/2014
2014	104	FV	194,000	0	10,889.	295,700	489,700	489,700	Year End Roll	12/16/2013
2013	104	FV	201,200	0	10,889.	295,700	496,900	496,900		12/13/2012

PRINT

Date	Time
12/10/20	21:31:13

LAST REV

Date	Time
10/19/20	11:06:03
danam	
6804	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCCLUSKEY KEITH	74914-234	1	6/18/2020	Convenience	10	No	No		
BROTHERS MARGAR	72698-180	1	6/3/2019	Convenience	1	No	No		
BROTHERS MARGAR	71581-97	1	9/6/2018	Convenience	10	No	No		
LU C.K. MARK	53766-246		10/30/2009		488,000	No	No		STEVEN THOMAS BROTHERS D.O.D. 5/30/2014 BK 64
LEONARD HELEN E	33431-357		8/10/2001		425,000	No	No		
BROGGI/TRUSTEE	23179-140		5/12/1993		99	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/27/2019	964	Inter Fi	33,000	O				
8/14/2007	689	Porch	16,000					replace existing f
4/12/2001	202	Re-Roof	7,775	C				
12/4/1996	634	Manual	10,450					V/SIDING
1/12/1996	2		8,000					REMODEL KIT/BATH

ACTIVITY INFORMATION

Date	Result	By	Name
10/19/2020	Info Fm DEED	DGM	D Mann
8/13/2018	MEAS&NOTICE	CC	Chris C
3/9/2009	Measured	372	PATRIOT
11/12/2001	MLS	HC	Helen Chinal
11/3/2000	Hearing Chag	189	PATRIOT
2/23/2000	Inspected	276	PATRIOT
1/12/2000	Mailer Sent		
1/12/2000	Measured	163	PATRIOT
8/5/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	52356
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		9166		Sq. Ft.	Site		0	70.	0.76	6									486,489						486,500	

Total AC/HA:	0.21042	Total SF/SM:	9166	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	
Total:	486,489	Spl Credit		Total:	486,500				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BEIGE		
View / Desir:	S15 - Size 15		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1913	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	1.29814816
Const Adj.:	0.83291674
Adj $ / SQ:	173.000
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	430919
Depreciation:	133585
Depreciated Total:	297334

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	4	2	
Totals			
2	8	4	

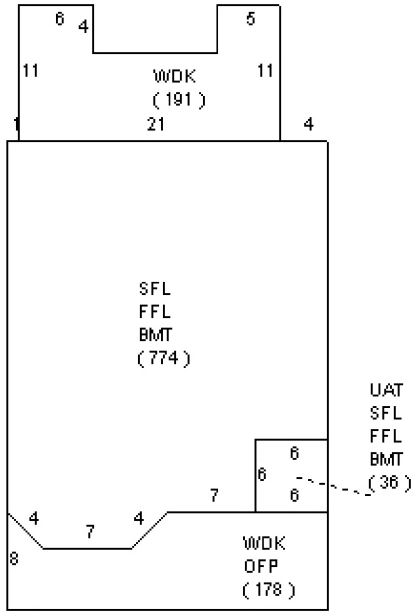
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	173.00
Special Features:	0	Val/Su Net:	99.56
Final Total:	297300	Val/Su SzAd	183.52

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	810	51.900	42,039
FFL	First Floor	810	173.000	140,130
SFL	Second Floor	810	173.000	140,130
WDK	Deck	369	7.250	2,677
OFP	Open Porch	178	21.460	3,821
UAT	Upper Attic	9	69.200	623

Net Sketched Area:	2,986			Total:	329,420
Size Ad	1620	Gross Are	3013	FinArea	1620

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

083.0-0007-0013.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	